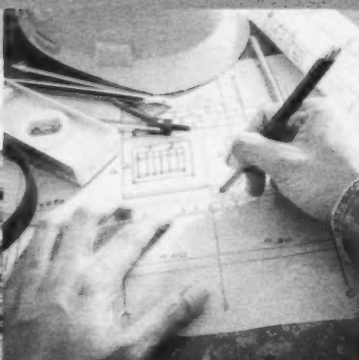


HOUSING NOW TABLES

Barrie CMA

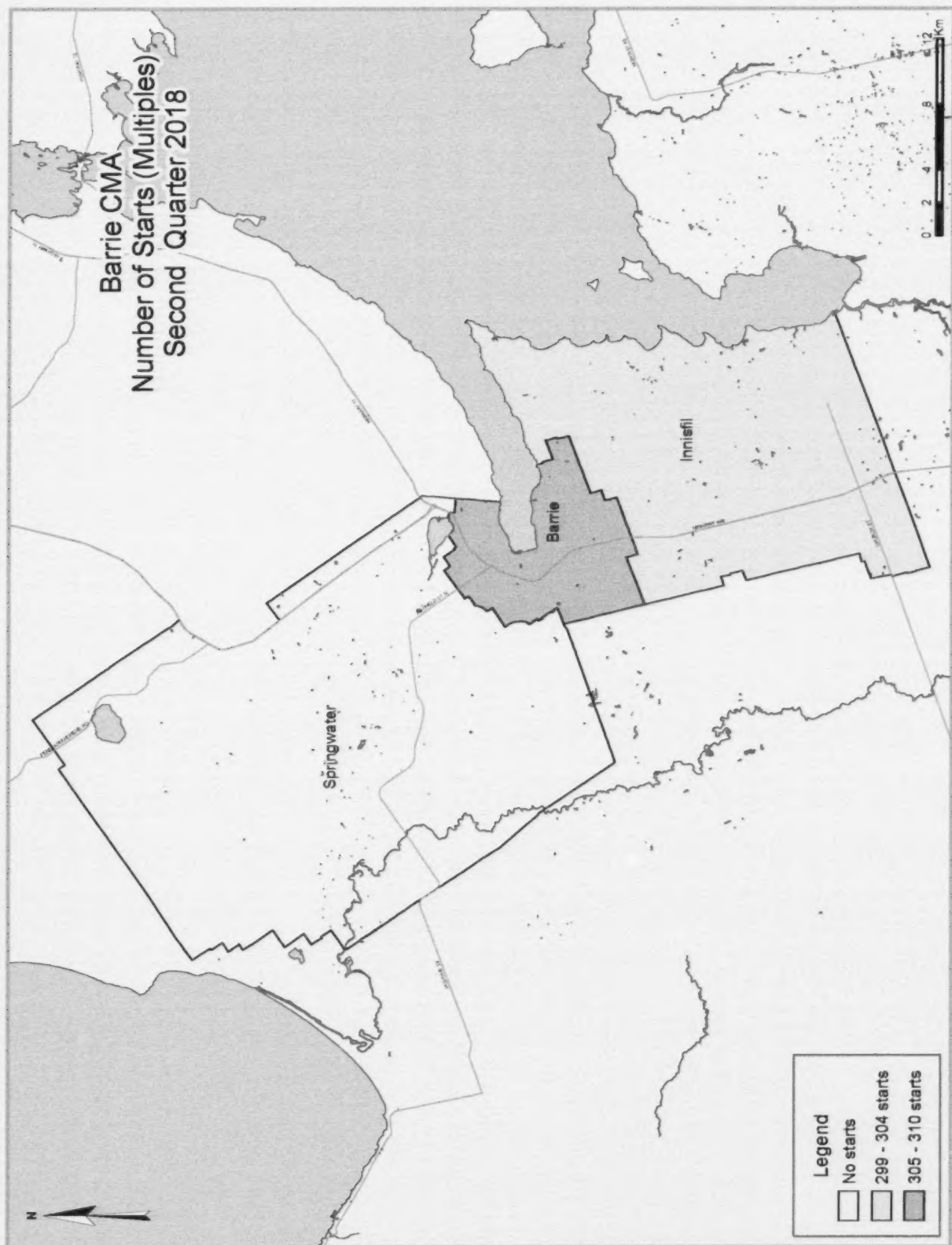
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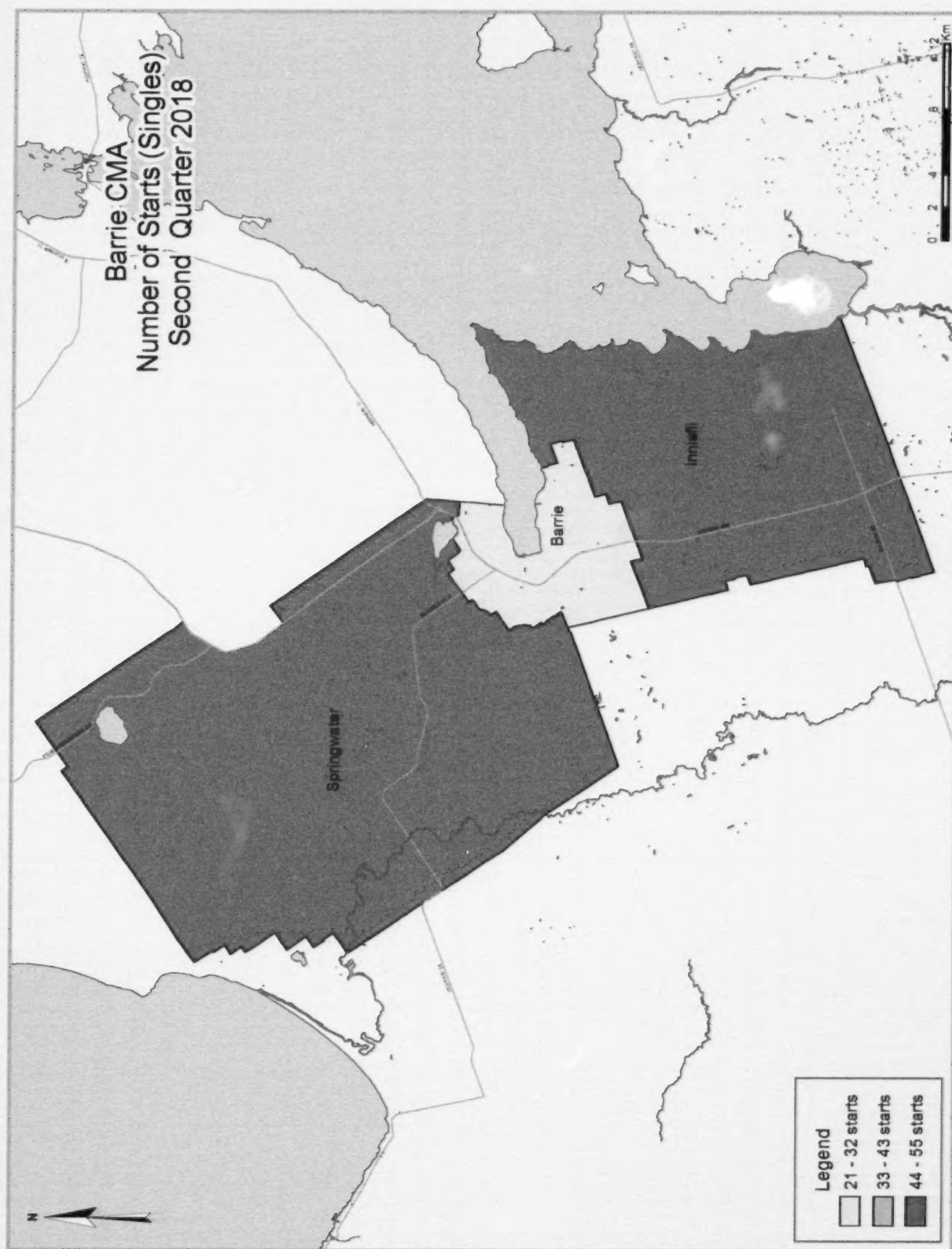


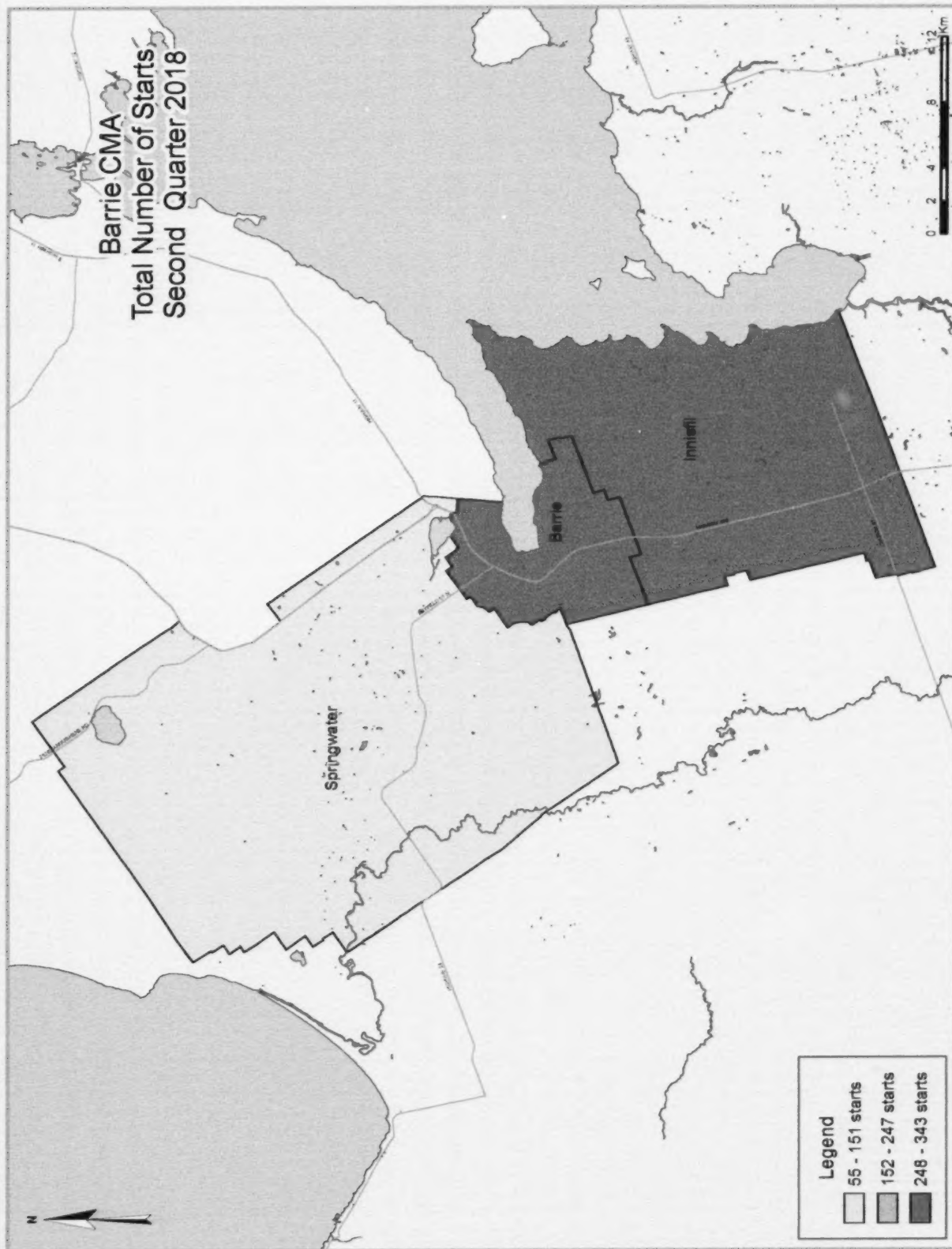
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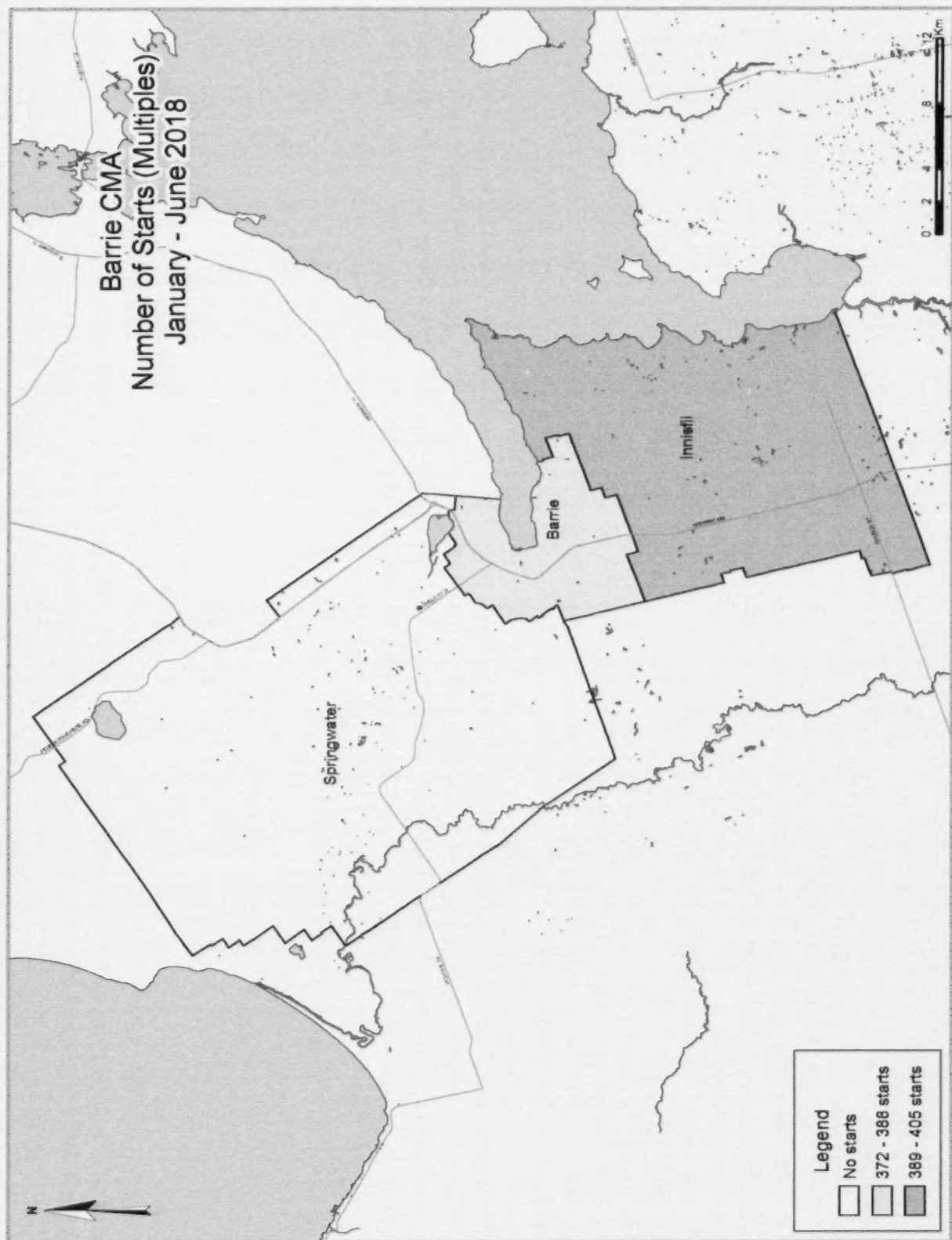
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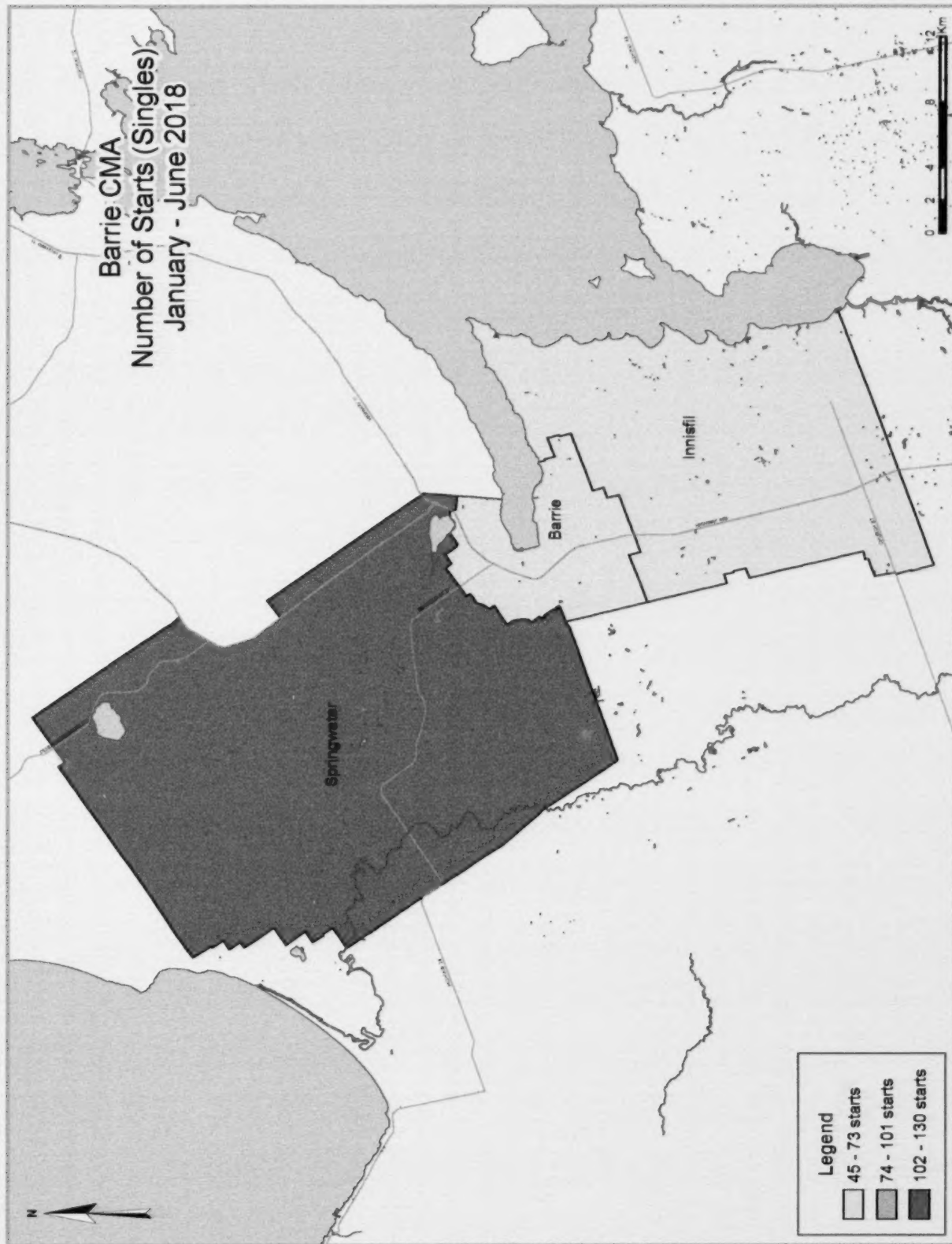
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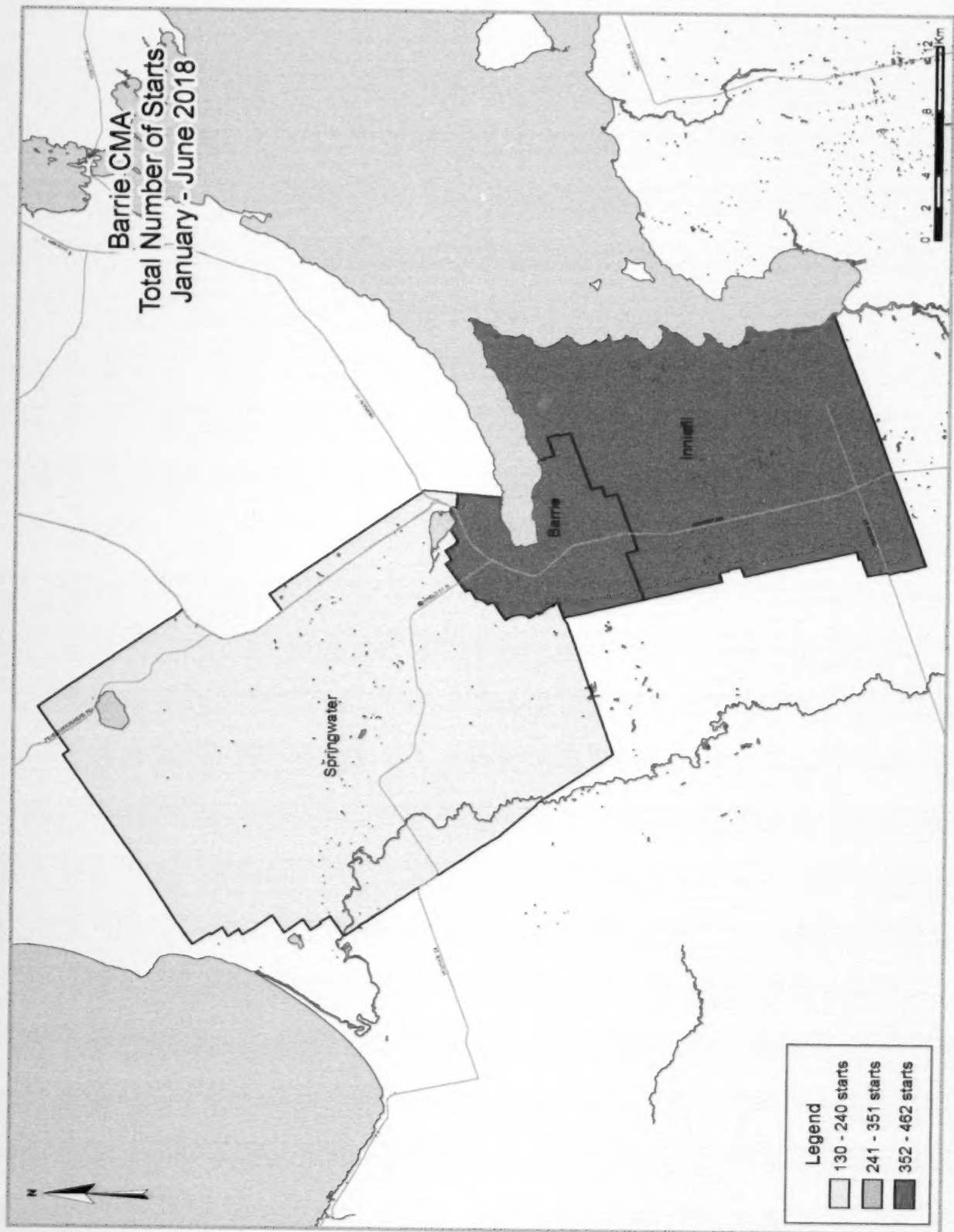












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)								
Second Quarter 2018								
Barrie CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	686	691	394	458	249	792	694	645
Multiples	1,037	687	2,568	1,692	3,048	996	1,132	1,554
Total	1,723	1,378	2,962	2,150	3,297	1,788	1,826	2,199
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	933	395	265	120	-54.7%	331	232	-29.9%
Multiples	672	2,436	215	609	183.3%	504	777	54.2%
Total	1,605	2,831	480	729	51.9%	835	1,009	20.8%

Source: CMHC

¹ Census Metropolitan Area² The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Barrie CMA Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q2 2018	120	0	107	0	14	362	0	126	729
Q2 2017	265	2	121	0	90	0	0	2	480
% Change	-54.7	-100.0	-11.6	n/a	-84.4	n/a	n/a	**	51.9
Year-to-date 2018	232	4	173	0	41	378	0	181	1,009
Year-to-date 2017	331	14	136	0	148	204	0	2	835
% Change	-29.9	-71.4	27.2	n/a	-72.3	85.3	n/a	**	20.8
UNDER CONSTRUCTION									
Q2 2018	556	16	290	0	145	681	2	182	1,872
Q2 2017	516	24	276	0	188	1,001	0	6	2,011
% Change	7.8	-33.3	5.1	n/a	-22.9	-32.0	n/a	**	-6.9
COMPLETIONS									
Q2 2018	151	0	105	0	15	0	0	0	271
Q2 2017	186	0	21	0	0	82	0	30	319
% Change	-18.8	n/a	**	n/a	n/a	-100.0	n/a	-100.0	-15.0
Year-to-date 2018	304	0	175	0	48	366	0	0	893
Year-to-date 2017	344	0	31	0	0	98	0	30	503
% Change	-11.6	n/a	**	n/a	n/a	**	n/a	-100.0	77.5
COMPLETED & NOT ABSORBED									
Q2 2018	28	0	1	0	0	0	n/a	n/a	29
Q2 2017	27	2	1	0	0	0	n/a	n/a	30
% Change	3.7	-100.0	0.0	n/a	n/a	n/a	n/a	n/a	-3.3
ABSORBED									
Q2 2018	148	0	105	0	15	0	n/a	n/a	268
Q2 2017	186	0	20	0	0	82	n/a	n/a	288
% Change	-20.4	n/a	**	n/a	n/a	-100.0	n/a	n/a	-6.9
Year-to-date 2018	301	0	178	0	48	366	n/a	n/a	893
Year-to-date 2017	345	0	27	0	0	98	n/a	n/a	470
% Change	-12.8	n/a	**	n/a	n/a	**	n/a	n/a	90.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Barrie City									
Q2 2018	21	0	14	0	0	172	0	124	33
Q2 2017	2	2	0	0	90	0	0	2	96
Innisfil Town									
Q2 2018	44	0	93	0	14	190	0	2	343
Q2 2017	199	0	121	0	0	0	0	0	320
Springwater Town									
Q2 2018	55	0	0	0	0	0	0	0	55
Q2 2017	64	0	0	0	0	0	0	0	64
Barrie CMA									
Q2 2018	120	0	107	0	14	362	0	126	729
Q2 2017	265	2	121	0	90	0	0	2	480
UNDER CONSTRUCTION									
Barrie City									
Q2 2018	88	14	93	0	94	204	2	124	619
Q2 2017	12	12	3	0	178	474	0	6	685
Innisfil Town									
Q2 2018	276	2	197	0	51	477	0	57	1,060
Q2 2017	364	12	273	0	10	527	0	0	1,186
Springwater Town									
Q2 2018	192	0	0	0	0	0	0	1	193
Q2 2017	140	0	0	0	0	0	0	0	140
Barrie CMA									
Q2 2018	556	16	290	0	145	681	2	182	1,872
Q2 2017	516	24	276	0	188	1,001	0	6	2,011
COMPLETIONS									
Barrie City									
Q2 2018	15	0	26	0	15	0	0	0	56
Q2 2017	32	0	3	0	0	82	0	26	143
Innisfil Town									
Q2 2018	100	0	79	0	0	0	0	0	179
Q2 2017	85	0	18	0	0	0	0	0	103
Springwater Town									
Q2 2018	36	0	0	0	0	0	0	0	36
Q2 2017	69	0	0	0	0	0	0	4	73
Barrie CMA									
Q2 2018	151	0	105	0	15	0	0	0	271
Q2 2017	186	0	21	0	0	82	0	30	319

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Barrie City									
Q2 2018	2	0	1	0	0	0	n/a	n/a	3
Q2 2017	2	2	1	0	0	0	n/a	n/a	5
Innisfil Town									
Q2 2018	17	0	0	0	0	0	n/a	n/a	17
Q2 2017	18	0	0	0	0	0	n/a	n/a	18
Springwater Town									
Q2 2018	9	0	0	0	0	0	n/a	n/a	9
Q2 2017	7	0	0	0	0	0	n/a	n/a	7
Barrie CMA									
Q2 2018	28	0	1	0	0	0	n/a	n/a	29
Q2 2017	27	2	1	0	0	0	n/a	n/a	30
ABSORBED									
Barrie City									
Q2 2018	14	0	26	0	15	0	n/a	n/a	55
Q2 2017	33	0	2	0	0	82	n/a	n/a	117
Innisfil Town									
Q2 2018	97	0	79	0	0	0	n/a	n/a	176
Q2 2017	84	0	18	0	0	0	n/a	n/a	102
Springwater Town									
Q2 2018	37	0	0	0	0	0	n/a	n/a	37
Q2 2017	69	0	0	0	0	0	n/a	n/a	69
Barrie CMA									
Q2 2018	148	0	105	0	15	0	n/a	n/a	268
Q2 2017	186	0	20	0	0	82	n/a	n/a	288

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3: History of Housing Starts of Barrie CMA
2008 - 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2017	691	18	230	0	214	220	2	3	1,378
% Change	0.7	80.0	20.4	n/a	**	-72.4	n/a	-40.0	-20.0
2016	686	10	191	0	34	797	0	5	1,723
% Change	-1.3	0.0	**	n/a	-57.5	**	n/a	-93.4	69.6
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Barrie City	21	2	0	2	14	90	296	2	331	96	**
Innisfil Town	44	199	0	0	107	121	192	0	343	320	7.2
Springwater Town	55	64	0	0	0	0	0	0	55	64	-14.1
Barrie CMA	120	265	0	2	121	211	488	2	729	480	51.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Barrie City	45	9	2	2	55	148	315	206	417	365	14.2
Innisfil Town	57	231	2	12	156	136	247	0	462	379	21.9
Springwater Town	130	91	0	0	0	0	0	0	130	91	42.9
Barrie CMA	232	331	4	14	211	284	562	206	1,009	835	20.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Barrie City	14	90	0	0	172	0	124	2
Innisfil Town	107	121	0	0	190	0	2	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	121	211	0	0	362	0	126	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	55	148	0	0	191	204	124	2
Innisfil Town	156	136	0	0	190	0	57	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	211	284	0	0	381	204	181	2

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Barrie City	35	4	172	90	124	2	331	96
Innisfil Town	137	320	204	0	2	0	343	320
Springwater Town	55	64	0	0	0	0	55	64
Barrie CMA	227	388	376	90	126	2	729	480

Table 2.5: Starts by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	105	11	188	352	124	2	417	365
Innisfil Town	174	379	231	0	57	0	462	379
Springwater Town	130	91	0	0	0	0	130	91
Barrie CMA	409	481	419	352	181	2	1,009	835

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Barrie City	15	32	0	0	41	3	0	108	56	143	-60.8
Innisfil Town	100	85	0	0	79	18	0	0	179	103	73.8
Springwater Town	36	69	0	0	0	0	0	4	36	73	-50.7
Barrie CMA	151	186	0	0	120	21	0	112	271	319	-15.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Barrie City	22	56	0	0	74	13	348	124	444	193	130.1
Innisfil Town	208	148	0	0	149	18	18	0	375	166	125.9
Springwater Town	74	140	0	0	0	0	0	4	74	144	-48.6
Barrie CMA	304	344	0	0	223	31	366	128	893	503	77.5

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Barrie City	41	3	0	0	0	82	0	26
Innisfil Town	79	18	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	4
Barrie CMA	120	21	0	0	0	82	0	30

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	74	13	0	0	348	98	0	26
Innisfil Town	149	18	0	0	18	0	0	0
Springwater Town	0	0	0	0	0	0	0	4
Barrie CMA	223	31	0	0	366	98	0	30

**Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Barrie City	41	35	15	82	0	26	56	143
Innisfil Town	179	103	0	0	0	0	179	103
Springwater Town	36	69	0	0	0	4	36	73
Barrie CMA	256	207	15	82	0	30	271	319

**Table 3.5: Completions by Submarket and by Intended Market
January - June 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	48	69	396	98	0	26	444	193
Innisfil Town	357	166	18	0	0	0	375	166
Springwater Town	74	140	0	0	0	4	74	144
Barrie CMA	479	375	414	98	0	30	893	503

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	729,219
Q2 2017	5	17.2	0	0.0	4	13.8	2	6.9	18	62.1	29	530,000	519,758
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	-	712,478
Year-to-date 2017	7	13.2	1	1.9	11	20.8	7	13.2	27	50.9	53	530,000	500,184
Innisfil Town													
Q2 2018	1	1.3	3	3.8	4	5.1	3	3.8	68	86.1	79	705,000	697,999
Q2 2017	1	1.4	7	9.7	7	9.7	3	4.2	54	75.0	72	640,000	613,737
Year-to-date 2018	2	1.1	12	6.5	25	13.6	12	6.5	133	72.3	184	597,500	619,996
Year-to-date 2017	1	0.8	7	5.6	7	5.6	4	3.2	106	84.8	125	650,000	634,788
Springwater Town													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	735,000	791,331
Q2 2017	0	0.0	5	9.1	9	16.4	4	7.3	37	67.3	55	565,000	577,593
Year-to-date 2018	1	1.9	2	3.7	0	0.0	1	1.9	50	92.6	54	730,000	756,655
Year-to-date 2017	2	1.7	10	8.6	10	8.6	12	10.3	82	70.7	116	565,000	592,439
Barrie CMA													
Q2 2018	1	0.9	3	2.6	4	3.4	3	2.6	105	90.5	116	745,000	736,083
Q2 2017	6	3.8	12	7.7	20	12.8	9	5.8	109	69.9	156	560,000	583,523
Year-to-date 2018	3	1.2	14	5.5	25	9.8	13	5.1	199	78.3	254	645,000	663,845
Year-to-date 2017	10	3.4	18	6.1	28	9.5	23	7.8	215	73.1	294	590,000	593,814

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
Second Quarter 2018**

Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
Barrie City	729,219	519,758	40.3	712,478	500,184	42.4
Innisfil Town	697,999	613,737	13.7	619,996	634,788	-2.3
Springwater Town	791,331	577,593	37.0	756,655	592,439	27.7
Barrie CMA	736,083	583,523	26.1	663,845	593,814	11.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Barrie

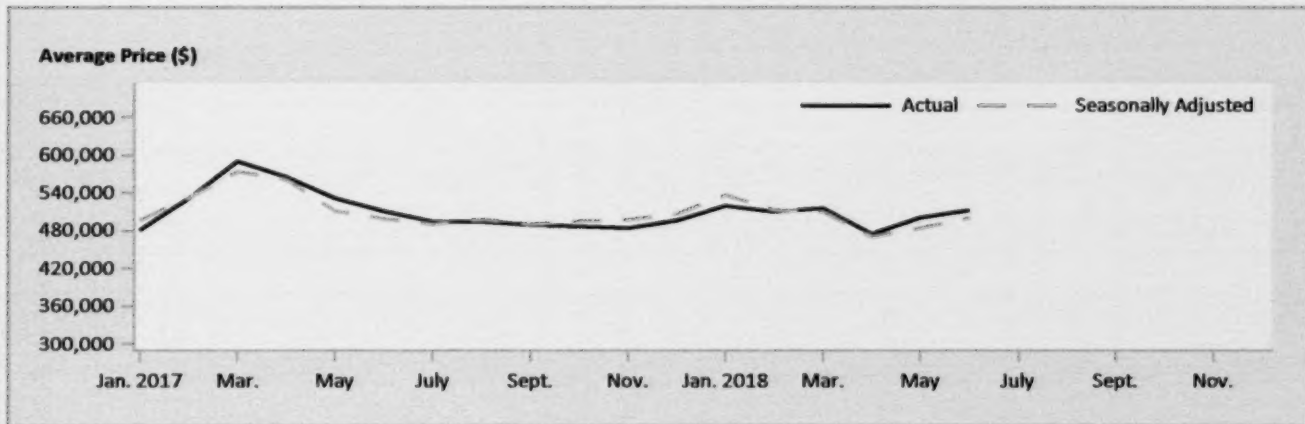


Figure 5.2: MLS® Residential Sales for Barrie

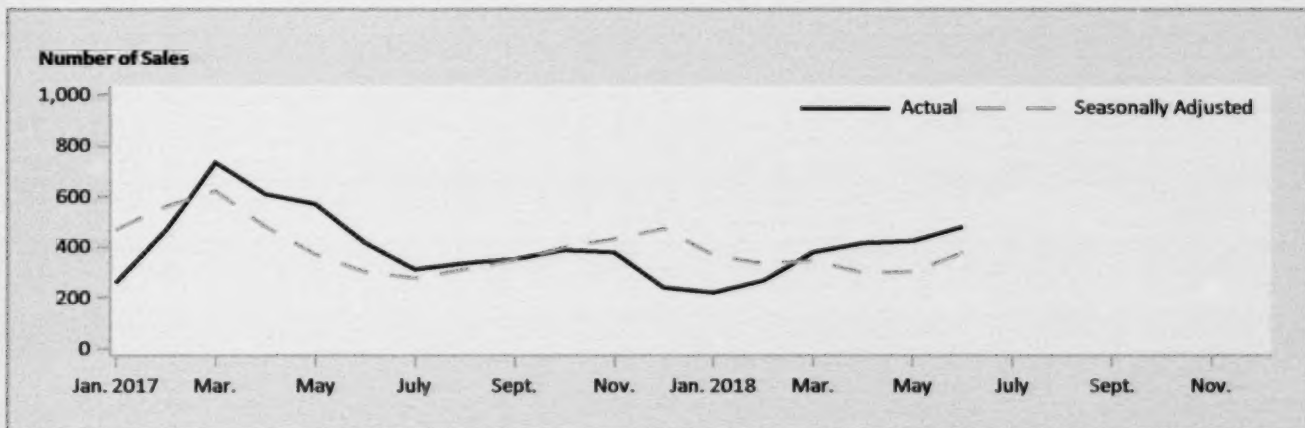
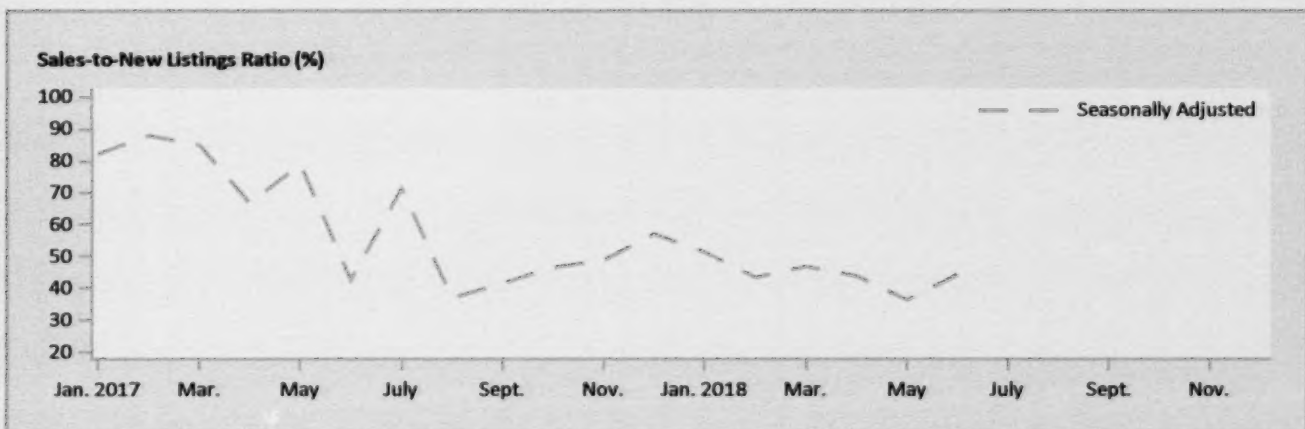


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Barrie



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2018

		Interest Rates			NHPI, Total, (Ontario) 2016.12 =100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.3	130.8	105.4	7.4	66.4	960
	February	561	3.14	4.64	101.1	131.2	107.8	7.1	67.6	973
	March	561	3.14	4.64	101.4	131.4	110.4	6.8	68.8	979
	April	561	3.14	4.64	103.0	132.0	113.2	5.8	69.8	981
	May	561	3.14	4.64	103.8	131.9	114.3	5.4	70.1	974
	June	561	3.14	4.64	103.9	132.1	115.8	5.6	71.0	953
	July	573	3.14	4.84	104.1	131.9	116.6	6.3	72.0	934
	August	573	3.14	4.84	104.2	131.8	117.3	6.6	72.6	893
	September	575	3.09	4.89	104.3	132.3	117.8	6.0	72.3	884
	October	581	3.24	4.99	104.4	132.3	118.8	4.4	71.5	895
	November	581	3.24	4.99	104.5	132.7	118.8	3.4	70.7	915
	December	581	3.24	4.99	104.5	132.0	118.1	3.4	70.2	918
2018	January	590	3.34	5.14	104.6	133.2	114.1	4.8	68.7	931
	February	590	3.34	5.14	104.3	134.0	110.3	6.9	67.8	956
	March	590	3.34	5.14	104.3	134.6	107.5	8.8	67.3	974
	April	590	3.34	5.14	104.1	134.8	108.6	8.4	67.7	983
	May	601	3.49	5.34	104.1	134.9	110.3	7.4	67.8	1,008
	June	601	3.49	5.34		135.3	111.3	6.9	67.9	1,030
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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